

**488 Rivercrest View
Cochrane, Alberta**

MLS # A2207995



\$789,900

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|------------------|------------------------|---------------|------------------|
| Division: | Rivercrest | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,540 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: None

**** Open House at showhome - 531 Rivercrest View - Apr. 12th 12-4pm and Apr. 13th 1-3pm **** Welcome to the Shori Model an Urban Farmhouse style by Victory Homes, a meticulously designed masterpiece located in the picturesque community of Rivercrest, Cochrane. This stunning 4 bedroom, 3 full bathroom home combines thoughtful design with exceptional craftsmanship, perfect for families and professionals alike. The home will be beautifully finished with Stainless Steel Samsung appliances and window coverings. Step into a spacious, open-concept layout featuring high ceilings open to above and oversized windows that frame Cochrane's breathtaking natural surroundings. The chef-inspired kitchen is the heart of the home, boasting quartz countertops, an expansive island, stylish glass display cases and cabinetry with ample storage. The living area, complete with a contemporary fireplace and panelled feature wall is a cozy yet sophisticated space ideal for entertaining or relaxing. The main floor has one bedroom/den with a 3 piece bathroom. Off the mudroom you will find a custom pet wash. The dining room features high ceilings open to above, with double patio doors leading to the deck. Upstairs, the luxurious primary suite offers a tranquil retreat, featuring a spa-like ensuite with a soaker tub, dual vanities, and a walk-in closet. Additional bedrooms are generously sized, and the upstairs bonus room provides versatile space for a family lounge or playroom. The home also features a double-attached garage with epoxy flooring, rough-in heat and electric vehicle charging. You will find a large yard perfect for outdoor gatherings or quiet evenings. Nestled in the sought-after Rivercrest community, this home offers the perfect balance of tranquility and convenience. Enjoy easy access to scenic walking paths, parks, schools, and local amenities, all while surrounded by

Cochrane's stunning natural beauty. Discover the perfect blend of modern living and community charm in this spectacular property. Schedule your private showing today!